

## DEED OF DEDICATION

**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned Grantor(s), for good and valuable consideration, receipt of which is hereby acknowledged, do(es) hereby sell, grant and convey unto the Town of Frederick, a Colorado municipal corporation, the following described parcel of land situate in the County of Weld, State of Colorado, to-wit:

SEE ATTACHED EXHIBITS "A" and "B"

with all its appurtenances and warrant(s) the title to the same, free and clear of all liens and encumbrances, subject to reservations, agreements and restrictions of record, and existing easements, if any.

The above described property is to be used for street and utility purposes, which purposes shall include, but not be limited to, streets, sidewalks, curbs, gutters, utility lines, structures, equipment, apparatus and poles.

Acceptance of this conveyance by the Town of Frederick, Colorado, shall not impose upon said Town any obligation for the opening, widening, installation, improvement or maintenance of the above described property for any purpose, which obligation shall arise, if at all, only by separate action of the Frederick Board of Trustees.

Signed this \_\_\_\_\_ day of June, 2009.

### GRANTOR(S):

Wallace H. Grant

\_\_\_\_\_  
STATE OF COLORADO     )  
                                      )ss.  
COUNTY OF WELD     )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2009 by \_\_\_\_\_, as an individual.

My commission expires:

Witness My hand and official seal.

\_\_\_\_\_  
Notary Public

Wallspring, LLC

By \_\_\_\_\_  
Cameron A. Grant, Manager

STATE OF COLORADO     )  
                                      )ss.  
COUNTY OF WELD        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
June, 2009 by \_\_\_\_\_, as Manager of Wallspring, LLC.

My commission expires:

Witness My hand and official seal.

\_\_\_\_\_  
Notary Public

WH Grant Enterprises, LLC

By \_\_\_\_\_  
Cameron A. Grant, Manager

STATE OF COLORADO     )  
                                      )ss.  
COUNTY OF WELD        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
June, 2009 by \_\_\_\_\_, as Manager of WH Grant Enterprises, LLC.

My commission expires:

Witness My hand and official seal.

\_\_\_\_\_  
Notary Public

**ACCEPTANCE**

The Town of Frederick, a Colorado Municipal Corporation, whose legal address is 401 Locust St., Frederick,  
CO 80530, hereby accepts the above dedication of property as Public Rights-of-Way or a Public Highway.

Dated this \_\_\_\_\_ day of June, 2009.

ATTEST:

TOWN OF FREDERICK,  
A COLORADO MUNICIPAL CORPORATION

BY: \_\_\_\_\_

BY: \_\_\_\_\_

# ATTORNEY'S CERTIFICATE

I, \_\_\_\_\_, an attorney licensed to practice law in the State of Colorado, certify, that I have examined title to the above described land dedicated to the Town of Frederick, Colorado, and that the parties executing the dedication are owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances.

So sworn this \_\_\_\_\_ day of June, 2009.

\_\_\_\_\_  
Attorney at Law, # \_\_\_\_\_

Exhibit "A"



June 09, 2009

**LEGAL DESCRIPTION  
SILVER BIRCH BLVD, EAGLE WAY BLVD & TIPPLE PARKWAY  
RIGHT-OF-WAY**

A tract of land located in the SE1/4 of Section 26, T2N, R68W of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 26 from which the S1/4 Corner of said Section 26 bears, S89°36'07"W, (Basis of Bearing), thence S89°36'07"W, 1904.87 feet along the South Line of the SE1/4 of said Section 26 to the West Line of Lot B, Recorded Exemption No. 1313-26-4-RE506 recorded May 3, 1985 in Book 1067 at Page 1897 as Reception Number 2008233 of the records of Weld County, Colorado;

Thence N23°06'36"W, 54.20 feet along the Westerly Line of said Lot B to a point on a line that is 50 feet Northerly of, as measured at right angles to the said South Line of the SE1/4 of said Section 26;

Thence N89°36'07"E, 839.79 feet along a line that is parallel with, as measured at right angles to the said South Line of the SE1/4 of said Section 26 to the Westerly right-of-way Line of Eagle Way Boulevard;

Thence N00°23'53"W, 1138.16 feet along the Westerly right-of-way Line of Eagle Way Boulevard to the Northwest Corner thereof;

Thence N89°36'07"E, 75.00 feet along along a line that is parallel with, as measured at right angles to the said South Line of the SE1/4 of said Section 26 to a point on a line that is 75 feet Easterly of, as measured at right angles to the said West right-of-way Line of said Eagle Way Boulevard;

Thence S00°23'53"E, 1138.16 feet along the Easterly right-of-way Line of Eagle Way Boulevard to a point on a line that is 50 feet Northerly of, as measured at right angles to the said South Line of the SE1/4 of said Section 26;

Thence N89°36'07"E, 921.75 feet along a line that is parallel with, as measured at right angles to the said South Line of the SE1/4 of said Section 26;

Thence N44°52'19"E, 42.23 feet to a point on a line that is 60 feet Westerly of, as measured at right angles to the said East Line of the SE1/4 of said Section 26;

Thence N00°08'30"E, 1012.12 feet along a line that is parallel with, as measured at right angles to the said East Line of the SE1/4 of said Section 26 to the South Line of Lot A said Recorded Exemption No. 1313-26-4-RE506;

Thence N89°12'45"E, 30.00 feet along the South Line of said Lot A to the Southeast Corner thereof and a point on a line that is 30 feet Westerly of, as measured at right angles to the said East Line of the SE1/4 of said Section 26;

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Fraser, CO 80442  
970-531-8499

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8790 W. Colfax Ave #20  
Lakewood, CO 80215  
303-462-1063

# KERVIN INC SURVEYING



Thence N00°08'30"E, 183.43 feet along the East Line of said Lot A and along a line that is parallel with, as measured at right angles to the said East Line of the SE1/4 of said Section 26 to the Northeast corner thereof and a point on a line that is 30 feet Westerly of, as measured at right angles to the said East Line of the SE1/4 of said Section 26;

Thence S89°20'20"W, 30.00 feet along the North Line of said Lot A to a point on a line that is 60 feet Westerly of, as measured at right angles to the said East Line of the SE1/4 of said Section 26;

Thence N00°08'30"E, 531.70 feet along a line that is parallel with, as measured at right angles to the said East Line of the SE1/4 of said Section 26 to the South Line of that tract of land conveyed to Jeffrey N. Greenlee and Kathryn A. Wright in that Warranty Deed recorded July 6, 1999 as Reception Number 2704280 of the records of Weld County, Colorado;

Thence S73°55'13"E, 62.40 feet along the South Line of said Reception Number 2704280 to the East Line of the SE1/4 of said Section 26;

Thence S00°08'30"W, 1789.34 feet along the East Line of the SE1/4 of said Section 26 to the Southeast Corner of said Section 26 and the POINT OF BEGINNING.

Area = 6.450 acres, more or less.



Date: 06-09-09

## Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 8790 W. Colfax Ave, Suite 20, Lakewood, CO 80215.

